

MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION

I. CONTACT INFORMATION

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	Submitting Organization*	Local Economic Development Organization (If Different)
Contact Name	Harold Stanislawski-Executive Director	
Organization	Fergus Falls Economic Improvement Commission	
Address	112 Washington Avenue	
City / State / Zip	Fergus Falls	
County	Otter Tail	
Phone	218-332-5428	
FAX	218-332-5461	
E-Mail	harold.stanislawski@ci.fergus-falls.mn.us	
*Note Type of Organization (Owner, Broker, Representative, etc.)		

II. SITE/COMMUNITY INFORMATION AND SITE OWNERSHIP

Site Name and Address

Site Name/Designation	Progress Drive Industrial Park
Primary PIN Number(s)	7100-399184-0000, 7100-399184-1000, 7100-399184-2000, 7100 399184 3000, 7100-399184-5000, 7100-39915-31000
Legal Description	Attached--Addendum A
Address	1199 Progress Drive
City	Fergus Falls
County	Otter Tail

Site Information

Total developable land	14.86
Number of Parcels	6
Distance to major state/U.S. highway	1.5 miles
Directions from Interstate or Major Highway: Go west from Progress Drive to Tower Road, follow College Way to I94 and Hwy 210.	

Required Documentation

Please enter "yes" in box to the right if the document is attached

Title Commitment using 2006 ALTA Commitment Form	NA
ALTA Survey (ASC 2005)	
If site not owned, attach copy of option or purchase agreement	owned
Copy of site layout	attached-Addendum B
Copy of aerial photo(s) identifying site location/major highways	attached-Addendum C
Schedule and required submittals for site plan approval/permits	Soil Test for adjacent site attached
Updated Community Profile as reported in MNPRO's database	attached
Will site comply with LEED Certified site requirements? (Refer to instructions for more details)	

Attach following schedules for parcel and lot:

- List of parcels/lots and designation within each site.
- Market price for each parcel or lot in \$/SF, \$/acre and \$/lot.
- Any special assessments and the amount due for each lot in \$/year and current balance (\$) for each lot.
- Real estate taxes payable in the current year by lot or parcel.

Identify All Current Property Owners for This Site

	Owner # 1	Owner #2
Name	Fergus Falls Port Authority	
Address	P O Box 868	
City / State / Zip	Fergus Falls, MN 56538 0868	
Phone	218-332-5427	
E-Mail	gordon.hydukovich@ci.fergus-falls.mn.us	

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III. SITE AND SURROUNDING PARCEL LAND USE AND ZONING INFORMATION

Land Use Information

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Provide brief description of previous and current land uses of site .	Agricultural, current development, Industrial lots
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Identify current and previous uses of adjacent parcels.	Agricultural, Grasslands
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Current and Planned Zoning

Current and planned zoning designation for the site.	Industrial
Current and planned zoning designation for land within 500 feet of the site.	Industrial
Identify Municipal jurisdiction for adjacent land (Town/City/County)	City Fergus Falls

IV. ECONOMIC DEVELOPMENT ZONES

Identify whether **the site** is currently located within any of the following economic development zone designations:

JOBZ - Job Opportunity Building Zone	NO
Enterprise Zone	NO
Foreign Trade Zone	NO
Transit Development Zone	NO
Tax Increment Financing (TIF)	NO
New Market Tax Credits	YES

Identify whether **parcels adjacent to the site** are currently located within any of the following economic development zone designations:

JOBZ - Job Opportunity Building Zone	Yes
Enterprise Zone	NO
Foreign Trade Zone	NO
Transit Development Zone	NO
Tax Increment Financing (TIF)	NO
New Market Tax Credits	Yes

Date
Completed

V. ENVIRONMENTAL SITE ASSESSMENT

Has a Phase I Environmental Assessment been completed in accordance with ASTM Standard E 1527-05? (Report should include record of historical use of site, as well as an archeological and endangered species assessment) Include a copy of the report with the application.	No	
Was a Phase II Environmental Study required? If so, attach a copy.	No	

VI. TRANSPORTATION

Interstate Highway

Distance to closest <u>north/south</u> interstate highway	
•Identify interstate route number	
Distance to closest <u>east/west</u> interstate highway	1.5
•Identify interstate route number	I94

River/Inland/Sea Port/Airport

Does the site have access to a navigable river, inland or sea port?	No
Distance to closest port	
Distance to closest International Airport	60 miles
Distance to local/regional airport	3 miles
Runway length	5,639 feet
Navigational Aids	

Rail Access Contact Information and Service Description

Name of Contact	James Bonner
Company	Otter Tail Valley Rail Road
Address	200 North Mill Street
City / State / Zip	Fergus Falls, MN 56537
Phone	218-736-6073
E-Mail	james.bonner@railamerica.com
Description: Shortline Rail (BNSF Subsidiary)	
Nearest Intermodal Facility:	Dilworth, MN 40 miles

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VII. UTILITY SERVICES

Electric Power Providers and Service Description

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Contact Name	Otter Tail Power Company--Brad Howland
Company	Otter Tail Power Company
Address	216 South Cascade Street
City / State / Zip	Fergus Falls, MN 56537
Phone	218-736-6947
E-Mail	bhowland@otpc.com

Is three-phase electric service currently at or within the boundary of this site?	Yes
If yes, what voltages are available?	12.5kV
Is existing service overhead or underground?	Overhead

Is a loop (underground loop with two different delivery points) available at site?	Yes if needed
What is the approximate distance to the nearest substation servicing this site?	1/2 mile to 115kv-12.5kv substation
Is there a potential for dual feed to the site from two different substations?	Yes
What is the largest demand that can be served at this site using existing system?	7-10MW

Natural Gas Providers and Service Description

Contact Name	Jim Domholt
Company	Great Plains Natural Gas
Address	705 W. Fir
City / State / Zip	Fergus Falls, MN 56537
Phone	218-739-6618
E-Mail	jim.domholt@gpng.com

Is there natural gas service currently available at the site?	Great Plains Natural Gas operates a natural gas distribution system in this area. Individual services are determined by the size and type of equipment using Natural Gas.
If yes, what is the natural gas line size to the site?	The exact size would be determined by BTU's needed
Line Capacity	determined by facility needs--MCF/hour
Pressure (PSI)	60 PSI

*Depending on how far north a new building is, there will have to be additional main run to service them. This may be an additional cost to the customer depending on how far it is from existing facilities. There are restrictions for us as far as footage of main that can be run at our expense, to serve a customer. If it is more than that, the customer will sometimes have to pay for any additional footage. The main now ends at the Quality Circuits Building. It looks to be about 500' to the end of the cul-de-sac.

Once a location is established for a new building, we would be able to estimate the cost, based on the footage and size of pipe required to get there. The size of the pipe again would be considered based on load requirements.

Municipal Water Provider and Service Description

Contact Name	Anne Martens
Municipality	City of Fergus Falls
Address	112 W. Washington Avenue
City / State / Zip	Fergus Falls, MN 56537
Phone	218-332-5400
E-Mail	anne.martens@ci.fergus-falls.mn.us

Head pressure at closest hydrant	PSI
Flow rate at nearest hydrant	GPM
Attach chemical profile of water	Yes
Is water from surface or ground water source?	surface
Is water source part of looped system with feed from two sources?	Yes
Any planned upgrades, if so, when?	N/A
What will be the incremental capacity?	GPM
Will redundancy or loop be added?	No

Contact Name	Anne Martens
Municipality	

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Municipal Sanitary Sewer Provider and Service Description

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Contact Name	Anne Martens	Sewer line in place near/at site?	Yes
Municipality	City of Fergus Falls	Diameter of line at site Service	6 inches
Address	112 W. Washington Avenue	Size of sewer main in public right-of-way?	10 inches
City / State / Zip	Fergus Falls, MN 56537	Depth of sewer in public right-of-way?	12 feet
Phone	218-332-5418	Any special pretreatment requirements?	No
E-Mail	anne.martens@ci.fergus-falls.mn.us	Any incremental treatment capacity planned? If yes, note additional capacity	No

Municipal Storm Sewer Service Description/Requirements

Based on City Engineer input:

Contact Name	Dan Edwards	Capacity of sewer during 5-year storm event	24 CFS
Municipality	City of Fergus Falls	Capacity of sewer during 10-year storm event	28 CFS
Address	112 Washington Avenue	Capacity of sewer during 20-year storm event	31 CFS
City / State / Zip	Fergus Falls, MN 56537		

Phone	218-332-5416
E-Mail	dan.edwards@ci.fergus-falls.mn.us
Any additional storm water treatment or rate of discharge control required for this site?	No
If yes, describe treatment/control required:	

MPCA MS4 (Small Municipal Separate Storm Sewer Systems) program compliance:

Are you required to obtain permit coverage for storm water discharges? If yes, attach copy of MPCA letter on permit application.	No
Have you satisfied the MS4 permit conditions to develop/implement storm mgmt. program and report on status/effectiveness?	Yes
Are you required to obtain a NPDES (Nat'l Pollutant Discharge Elimination System) permit for storm water during construction?	Yes
If yes, have you prepared a Storm Water Pollution Prevention Plan (SWPPP) for erosion prevention/sediment control? (Attach copy of plan)	No

Telecommunications Providers and Service Description

Contact Name	Dave Bickett	
Company	Park Region Telephone/Otter Tail Telcom	
Address	230 West Lincoln Avenue	
City / State / Zip	Fergus Falls, MN 56537	
Phone	218-998-2000	
E-Mail	dave.bickett@parkregion.com	
Is there telecommunications service currently available at the site?	Yes - to the curb - no buildings present	
Does the site have broadband service?	Yes - to the curb - no buildings present	
If there is broadband service, what is the upstream band width?	1000 Mbps	
What is the downstream band width?	1000 Mbps	
What is the type of delivery medium (copper, fiber optics, etc.)	fiber optics	
If service not available, how soon could it be installed?	1-2 weeks depending on construcion season	

VIII. VERIFICATION AND ASSURANCE

I agree that the information is valid and accurate on a best effort basis, that the site can be listed on the MNPRO web site, and that the site information and community profile will be updated every 120 days. Signature: _____

Harold Stanislawski	Executive Director	Fergus Falls Area Economic Improvement Commission	9/14/2010
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